ARCHAEOLOGICAL SERVICES
DURHAM UNIVERSITY

on behalf of
TELMAC Developments Ltd

West Boldon School
West Boldon
Tyne and Wear

heritage statement

report 5467
April 2021

Durham University

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1. Summary

1.1 This report presents the results of a heritage statement, conducted in advance of a proposed development at West Boldon, Tyne and Wear.

1.2 The works were commissioned by TELMAC Developments Ltd and conducted by Archaeological Services Durham University.

1.3 The proposed development area is within the northern part of the West Boldon Conservation Area. The area is based around the medieval village and has a secluded rural character with mixed groups of inward-looking historic and modern housing in a traditional village setting. The special characteristics of the conservation area are outlined by South Tyneside Council within a conservation area appraisal and associated management plan.

1.4 The report considers the potential for the development to impact on the conservation area and associated heritage assets. It is considered that the development will not impinge on the special characteristics of the conservation area, and will be beneficial in bringing a derelict site back into use.

1.5 The development will have no effect on any individual designated or undesignated heritage asset within the conservation area, as these are not within the visual envelope of the development.

1.6 The development has limited potential to impact on any unknown archaeological resource on the site; any such impact can be mitigated through an appropriate scheme of archaeological works.

2. Project background

Location (Figures 1 & 2)

2.1 The site is located at the former West Boldon School, West Boldon, Tyne and Wear (NGR centre: NZ 3490 6115). It is roughly rectangular in plan, and covers an area of approximately 0.39ha.

Proposed development

2.2 The development will comprise 5 housing situated within the footprint of the former school.

Objective

2.3 The objective of the heritage statement was to consider the significance of the heritage assets on or in the vicinity of the site, and the potential effect of the development upon them. A design and access statement has been prepared for the works for which a full planning application is being submitted.

Dates

2.4 The field visit took place on 16th November 2018. This report was prepared for April 2021.

Personnel

2.5 Research was conducted and this report prepared by Catrin Jenkins, with graphics by Dr Helen Drinkall.

OASIS

2.6 Archaeological Services Durham University is registered with the **O**nline **A**cces**S** to the **I**ndex of archaeological investigation**S** project (**OASIS**). The OASIS ID number for this project is **archaeol3-335960.**

3. Heritage planning policies and guidance

National policy and guidance

3.1 The National Planning Policy Framework (NPPF) was issued in 2012 and revised in July 2018 and updated in February 2019. It outlines the Government's planning policies for England with regard to the protection of all heritage assets and how these are applied. The framework is intended to be used in conjunction with local plans. It is supported by planning practice guidance. This report has been conducted with regard to chapter 16 of the framework, *Conserving and enhancing the historic environment*. Of particular relevance are the following parts of the framework:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development

affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this statement into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Planning Practice Guidance (PPG)

3.2 Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

Significance in terms of heritage-related planning policy is defined as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. In the planning context heritage interest may be archaeological, architectural, artistic or historic.

> *archaeological interest*: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
>
> *architectural* and *artistic interest*: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
>
> *historic interest*: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place, and can symbolise wider values such as faith and cultural identity.

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (NPPF paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.3 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting, as well as the need to preserve or enhance the character, appearance and setting of conservation areas (s.72 of the Act).

Local policy and guidance

3.4 The South Tyneside Local Development Framework (December 2011) is the current local plan for South Tyneside and includes statutory Development Plan Documents (DPD). Along with national policy and guidance, the LDF policies set the basis for assessing planning applications and development proposals. The following Development Management policy is pertinent to this statement;

Policy DM6 Heritage Assets and Archaeology

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

A the following Scheduled Ancient Monuments/World Heritage Sites:
- i) Arbeia Roman Fort (and Vicus as part of the Frontiers of the Roman Empire World Heritage Site);
- ii) Marsden Lime Kilns; and
- iii) St. Paul's Monastery and the site of the former Village of Jarrow (as part of the candidate Wearmouth-Jarrow World Heritage Site).

B the following Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:

i) Cleadon;
ii) Cleadon Hills;
iii) East Boldon;
iv) Hebburn Hall;
v) Mariners' Cottages;
vi) Mill Dam;
vii) Monkton Village;
viii) St. Paul's, Jarrow;
ix) West Boldon;
x) Westoe Village;
xi) Whitburn.

C listed buildings and structures, non-listed buildings and structures included on the council's list of locally significant heritage assets, significant landscape features of local heritage and archaeological value and archaeological deposits and remains.

Scheduled Ancient Monuments and Conservation Areas are shown on the Proposals Map.

Archaeological deposits and remains, below ground and on the surface should be recorded, and where possible, preserved in situ. Proposals for built development on:

i) previously undeveloped sites; or
ii) previously developed sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record;

will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts will be avoided, minimised or mitigated, or in the absence of adequate information, will be refused.

Planning permission will be refused if the impact of development on heritage assets and archaeological remains is unacceptable. Where appropriate, we will use Article 4 directions, planning conditions and planning obligations to secure mitigation measures to ensure that development is acceptable in planning terms.

3.5 A new Local Plan is in preparation. The pre-publication draft contains the following relevant policies:

Policy HE1: Our Strategic Approach For Our Heritage Assets (Strategic Policy)
We will support development proposals that protect, preserve and, where appropriate, enhance the Borough's varied historic, and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings. The Borough's heritage assets should also be recognised for their contribution to our cultural identity and tourism offer. Development proposals should make a positive contribution to strengthening link between culture and the historic environment. Every effort will be made to put heritage assets to viable uses consistent with their heritage significance.

Policy HE3: Development Affecting Designated Heritage Assets (Strategic Policy)
Applications involving heritage assets, whether designated or non-designated, must include an adequate description of the significance of those heritage assets affected.

The level of detail required should be appropriate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance and/or setting. Proposals that help to ensure a sustainable future for our heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported. Applicants will be actively encouraged to remove harmful additions and reinstate features that have been lost. Alteration, Extension Or Change Of Use Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal: a) Preserves or enhances its significance as a heritage asset; b) Protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfaces; c) Retains historic plot boundaries and layouts; and d) Ensures the sensitive and viable use of the building. Setting Any development affecting the setting of a designated heritage asset will only be permitted if the proposal: e) Preserves or enhances, or better reveals, its significance as a designated heritage asset; f) Protects its immediate setting including the space(s) around the building and the historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and g) Retains historic plot boundaries and layouts. Harm Where a development will lead to substantial harm or total loss of a designated heritage asset, permission will not be granted unless it can be demonstrated that all of the following apply: h) The nature of the designated heritage asset prevents all reasonable uses of the site; i) No viable use of the designated heritage asset can be found in the medium term that will enable its conversion; j) Conservation by grant funding, or some form of charitable or public funding, is demonstrably not possible; and k) The harm or loss is outweighed by the public benefit of bringing the site back into use. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it will only be permitted where that harm is outweighed by the public benefits of the proposal, including securing its optimum viable use. Where it is appropriate to grant consent for demolition, there shall be a condition, or legal agreement, to ensure that demolition shall not take place until a contract for the carrying out of works for redevelopment has been signed and planning permission for those development works has been granted. There may be exceptional cases where this would not be appropriate, for example because the demolition in itself would give rise to a positive effect on the character or appearance of the area

Policy HE4: Archaeology

Development that would affect a known or potential archaeological site, whether designated or non-designated, would require the results of a desk-based assessment to be submitted as part of the planning application. An archaeological evaluation may also be required to identify the most appropriate course of action. Proposals on sites where archaeological interest has been established by a previous find recorded in the Historic Environment Record will not be determined until the potential impact of the proposed development on archaeological deposits and remains has been adequately assessed and evaluated, and any adverse impacts will be avoided, minimised or mitigated. In the absence of adequate information, applications will be refused. Opportunities for information gain and investigations as part of proposed development will be maximised and added to the Tyne & Wear Historic Environment Record.

West Boldon Conservation Area

3.6 The West Boldon Conservation Area Character Appraisal and Management Plan (South Tyneside Council 2006; 2007) are supplementary planning documents. The conservation area was designated in 1975 and contains five Grade II listed buildings and the Grade I listed Church of St, Nicholas. The area is divided into twelve distinct character areas; the proposed development area is within Character Area 3: Don Gardens.

Historic England guidance

3.7 Historic England's *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (2008) provides guidance on all aspects of the historic environment and combines its protection with the economic and social requirements of the public. It acknowledges that the historic environment is fundamental to England's cultural heritage and sense of identity, and should be recognised as a non-renewable resource sustained for the benefit of present and future generations.

3.8 Historic England have provided guidance on the setting of heritage assets in *Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets* (Historic England 2nd edition December 2017), which defines the nature and extent of settings, their relationship to the asset and the basis for assessing the effects of proposed development. Historic England's *Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets* (Historic England 2019) reflects the revised PPG and provides information on the analysis and assessment of heritage significance in line with the NPPF.

4. Historic and archaeological development

Previous archaeological works

4.1 No previous archaeological works have been identified within the proposed development area. Two desk-based assessments (HERs 1996/34, 2006/148) have been undertaken at West Boldon, which have highlighted the historic nature of the settlement.

The prehistoric period (up to AD 70)

4.2 The earliest evidence for prehistoric activity in the area around West Boldon derives from Neolithic flints (HER 879) recorded at Downhill Quarry, to the south of the village. Further evidence for prehistoric occupation in the area is provided by a Neolithic stone axe (HER 17545) found to the south of West Boldon.

4.3 There is limited archaeological evidence for occupation in the later prehistoric periods, although the wider area is known to have been exploited. At Great Usworth, to the west of the proposed site, a rectilinear enclosure with internal roundhouses (HER 328) has been recorded. Typically higher ground is exploited for prehistoric settlement such as the elevated land to the south of the site, rather than the lower ground of the development site.

The Roman period (AD 70 to 5th century)

4.4 The evidence for Roman occupation in the West Boldon area is scant. However, reused Roman stones (HER 5189) have been found in the Church of St. Nicholas suggesting activity in the vicinity. A Roman road is purported to have extended along

the coast to the Roman fort and supply Station at Arbeia in South Shields, *c*.6km to the north-east of the site. Any later prehistoric settlement in the area may also have continued to have been occupied during the period.

The medieval period (5th century to 1540)

4.5 Boldon was probably settled as a green village on the hills between the Tyne and Wear valleys prior to the 12th century (South Tyneside 2006, 6). By the late 12th century the manor of Boldon (HER 954) was in the possession of the See of Durham and was recorded in the Boldon Book of 1183; the settlement giving its name to the survey (Austin 1982, 13-15). The book records 170 residents, 40 houses, a manor house, a watermill (HER 958) and a church (HER 956) at Boldon, bounded by 900 acres of common arable land (HER 974). The land was farmed using the three field system, with fields divided into individual strips, with common moors and pasture beyond (South Tyneside 2006, 6). The records show that the manor appears to have been chiefly provided in service to the lord of the manor or the Bishop (Surtees 1820, 58).

4.6 In Bishop Hatfield's survey of *c*.1382, a water mill and wind mill are mentioned with moorland and desmesne (Surtees 1820, 58). The settlement had 23 holdings of 10 acres each of desmesne land, 23 bondage holdings consisting of a messuage and 2 bovates, six cottagers holding 50+ acres of land and 9 cottages with a cottage and no desmesne land (HER 954). Although the medieval surveys do not differentiate between East and West Boldon, it is probable that West Boldon was the original settlement, with East Boldon being planned in the 13th century as a new village (HER 954).

4.7 LiDAR data (Figure 4) reflects medieval ridge and furrow cultivation immediately to the north and west of the proposed development area. This cultivation would have been part of the common strip fields (HER 974) farmed in the medieval period. It is probable that the site would also have been part of this land during the period.

The post-medieval period (1541 to 1899)

4.8 The two Boldon settlements are recorded as 'Bowdons' on John Speed's 1610 map of Durham (not illustrated). The proposed development area would probably have been agricultural land at this time and remained unaltered until Inclosure of common land commenced at West Boldon in the later 17th century.

4.9 Andrew Armstrong's map of the County Palatine of Durham in 1769 (not illustrated) depicts the separate villages of East and West Boldon. West Boldon is recorded on the map as a linear settlement laid out along an east to west road, with the Church of St. Nicholas to the north of the road. There is no detail provided of the proposed development area on the map and it may have remained as agricultural land.

4.10 The tithe plan of Boldon of 1839 records the alterations in the village since Inclosure. The medieval green had begun to be built upon and several farms were shown within the village. The proposed development area was in the possession of two landowners. The western side of the area belonged to William Atkinson and was farmed by Thomas Rennoldson. The eastern side of the plot was owned by the Reverend Nathaniel John Hollingsworth and occupied by himself and others.

4.11 The 1st edition Ordnance Survey map of 1862 (Figure 5) records the eastern side of the proposed development area divided across garden plots, with the rectory to which it belonged labelled to the south. The western side of the area contains farm buildings around a courtyard, a gin-gang depicted on the western side, and the farmhouse to the east. The map records some development within the village incorporating further housing and infilling.

4.12 The 2nd edition Ordnance Survey map of 1898 (Figure 6) records a similar layout to the earlier survey edition, although the garden plots are not present.

The modern period (1900 to present)

4.13 The layout remains unchanged on the 3rd edition Ordnance Survey map of 1921 (Figure 7). Additional residential areas have been constructed to the south of Boldon Colliery and there has been some further additions to the outskirts of West Boldon village.

4.14 The 1930s edition Ordnance Survey map (not illustrated) records that the gin-gang had been removed from the site. The farm building is now labelled as an abattoir. In the wider area additional residential housing had encroached on former farmland to the north of West Boldon and a new residential estate was added to the south-east of the village.

4.15 The 1950s edition Ordnance survey map (not illustrated) records the abattoir and the agricultural building within the proposed development area as in ruins. No other changes to the site are recorded on the map.

4.16 West Boldon Primary School is recorded as having been built on the site by the publication of the 1970s edition Ordnance Survey map (Figure 8). The growth of residential areas continued in the later 20th century and the settlements of Boldon Colliery and East and West Boldon were effectively joined by the end of the century.

4.17 The school was closed in 2009 and demolished recently.

5. Site description

Walk-over survey

5.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource, and its relationship with the conservation area. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed. Photographic locations are shown on Figure 2.

5.2 At the time of the walkover survey the proposed development area comprised the fenced off area of the former school building, with a playground to the west and a grassed area to the north (Photographs 1-3). Across the fenced area were spoil mounds derived from the removal of the building, and brick and concrete foundations were apparent. The tarmac playground to the west of the building was also removed and covered with aggregate. A low stone wall surrounded the site to the east and south and there were mature trees around all sides of the school plot, which were particularly dense along the northern boundary. The areas to the north

and west, which comprised the sports pitches and playing areas of the former school, were grassed (Photographs 4 & 5).

LiDAR data (Figure 4)

5.3 The data records the site of the former school building and playground with no other features apparent within the proposed development area. Widely space medieval ridge and furrow cultivation earthworks are apparent in the open ground to the north and west of the site.

6. Heritage assets and their significance

West Boldon Conservation Area

6.1 The West Boldon conservation area is centred on the medieval village, the layout of which is preserved in modern boundaries and roads. The area includes a variety of architectural influences and building materials and is dominated by the Grade I listed 13th century Church of St. Nicholas. The proposed development area is sited within the conservation area's Don Gardens Character Area (3), which is a secluded, private residential road with north-west views down to the River Don. The views into the character area from the north are of open ground and trees, which form the natural setting. The majority of the houses on the tree-lined Don Gardens are set back from the road in large plots, and while the buildings range in style, integrity is provided by the rural surroundings. The character area contains Magnesian limestone boundary walls, which includes the walls surrounding the former school site. The northern approach to the village is characterised by the steep approach to Rectory Bank, and is also flanked on either side by Magnesian limestone walls. The conservation area also contains the imposing hillside views of the Don Valley which are accessible from several points in this part of the village and contribute to the character and setting of West Boldon. As a designated heritage asset, the West Boldon conservation area is considered to be of regional significance.

Grade I listed building: St Nicholas Church (1355070)

6.2 The parish church was built in the early 13th century and restored in the 19th century. The south and north porches were added to the building. The church has a west tower and a three-bay chancel. There are two 14th century effigies of priests located in a tomb recess in the south aisle wall and in the chancel. The tower contains two pre-Reformation bells. As a Grade I listed building the church is of exceptional significance.

Grade II listed building: Doorway to south of Rectory Green (1185725)

6.3 The 18th century, sandstone doorway is in a wall within the grounds of a demolished rectory. It has a moulded architrave with a pulvinated frieze and a moulded pediment with stone coping. Due to its Grade II designation the doorway is considered to be of special significance.

Archaeological remains

6.4 There is scant evidence for a resource of Roman or prehistoric date within the study area and little potential for such a resource within the proposed development area. The site would have been part of the common agricultural land of West Boldon during the medieval period and was a farm and later an abattoir in the post-medieval and modern periods. Ground disturbance associated with the construction of the school in the second half of the 20th century will have removed

archaeological remains across much of the site. The site lies outside the area of potential archaeological interest, as defined within the West Boldon Conservation Area Management Plan. There is limited potential for an archaeological resource to survive.

7. Impact assessment

West Boldon Conservation Area

7.1 South Tyneside Council have provided a West Boldon Conservation Area Character Appraisal (March 2006) and Management Plan (SPD11 June 2007) which form a basis for assessing the heritage interests of aspects of the conservation area and its subsequent development.

7.2 The overarching character of the conservation area is described in the appraisal document: 'The conservation area is based on the historic hilltop settlement and includes open countryside below to the north and west which is important to its setting.' Further reference is given to the need to protect the long distant views from the hill over open countryside, and the need to protect the 'grassy hillside setting' to the north.

7.3 The proposals are situated within the footprint of the former school, which was noted in the conservation area's management plan to have detracted from the residential character of this part of the area. As the school has been demolished, the site is now derelict; this state also detracts from the appearance of the conservation area. The proposals will bring the derelict site back into use. The potential for public enjoyment of the riverbank area to the north of the site, which is included in the conservation area, is maintained within the development plan, as is the green buffer defined within the conservation area management plan. An access route to the green space from the development site is provided so that it can be enjoyed.

7.4 The development is at the base of the hilltop immediately adjacent to the open countryside. It is separated from the open land by dense tree bands to the north and west. Further trees are to the south along Don Gardens and there is a discontinuous line of trees on the east side of the site. The trees provided some screening to the school buildings and will similarly provide screening for the new development, as they will all be retained in the proposals. The dense tree coverage along the River Don is referred to as important, including its ability to mask the industrial complex to the west, and to frame the village.

7.5 North Road is an approach road into the hillside settlement, and has been included within the conservation area together with the important open space to either side. Approaches to and routes through conservation areas can be important ways by which they can be appreciated. In this instance, the character appraisal highlights the views from the south (Hylton Lane and Downhill Lane), as best for appreciating the isolated and clustered nature of the settlement, and the approach along Newcastle Road, which creates a strong sense of arrival, enhanced by tree coverage, and the least diluted by new development. The North Road approach is described in Chapter 10 of the appraisal document as less picturesque than the Newcastle Road approach. The important view in the approach is to the east, over the domed open field towards the spire of St Nicholas Church. This view will not be affected by the

development. The chapter defines the special characteristics of this part of the conservation area as:

- Green, open countryside banks of River Don valley.
- 'Signature' view of domed hillside with church spire above.
- Magnesian Limestone boundary walls.
- Entrance to village core at top of North Road.

7.6 The development does not affect any of these special characteristics. The development does not impinge on the entrance to the village at the top of North Road or on the open countryside. The limestone boundary walls and the trees demarcating the edge of the site and the approach to the village are to be retained, as is the existing access route into the site. The signature view on the approach to the village will be retained.

7.7 The plan notes that further intensification of development in the area should be resisted, especially at the end of Don Gardens away from the former school, which is rural in character, and that the sub-division of building plots should be avoided. The proposals avoid extending the development to the west away from the former school site. The development of large detached two-storey dwellings and the inclusion of open space is in keeping with the residential character of this part of the conservation area (Don Gardens Character Area) in terms of size, form and layout. Employment of sympathetic building materials which reflect the local existing vernacular and scale of development would further add to the quality and enhance this part of the conservation area. Retention of the stone boundary walls to the site and the trees lines retains the setting of the northern approach to the village, and helps frame the development.

7.8 The development is in keeping with the actions listed within the management plan, where it relates to Character Area 3 – Don Gardens, and the adjacent character Area 12 – Open Countryside. These relate to resisting development in open countryside, retaining important views in and out of the village that contribute to its character; resisting the sub-division of building plots within Don Gardens, and the maintenance of historic fabric such as the limestone walls.

7.9 The development has no effect on any other individual designated or undesignated heritage asset within the Conservation Area, as these are not within the visual envelope of the development.

7.10 In conclusion, the development, does not impinge on the special characteristics of the conservation area, as defined by South Tyneside Council, and will beneficial in bringing a derelict site which detracts from the area's significance back into use.

Grade I listed building: St Nicholas Church (1355070)

7.11 The church provides a dominant element to the conservation area with its spire visible from much of the area and beyond. The church's immediate setting is within the churchyard surrounded by mature trees and modern housing. The intervisibility between the church and the proposed development site is restricted to views of the church spire. The proposals would not impact on or obscure the visibility of the church or its spire and the heritage interests of the church would remain unaltered; the proposed development would therefore have no impact on its setting.

Grade II listed building: doorway to south of Rectory Green (1185725)

7.12 The doorway was part of the grounds of a now demolished 18th century rectory. As there is no intervisibility between the proposed development area and the doorway, and the proposals would not alter the ability to understand the heritage asset or its heritage interests, no impact upon the setting of the doorway is anticipated.

Archaeological remains

7.13 There is some limited potential for an unknown archaeological resource to be present on the site, any impact on which could be mitigated through a scheme of archaeological monitoring and recording during initial groundworks.

8. Sources

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Aerial photographs and LiDAR data

Aerial photos and satellite images were viewed on-line at Google Earth. LiDAR data for the area was also consulted using https://houseprices.io/lab/lidar/map.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record and designated heritage assets

(PRN = Public Record Number, Designation - LB=Listed building, LL=Local List)

PRN	Designation	Description	Grade	Date
879		Flints		Neolithic
888		West Boldon, Quaker Burial Ground		17th century
954		West Boldon village		medieval
956	LB 1355070	Church of St Nicholas		13th century
958		Boldon medieval mill		14th century
959		Boldon Bridge		17th century
974		Boldon common fields		
1588	LB 1025227	Boldon Mill	II	19th century
1601	LB 1025248	Downhill Farmhouse	II	18th century
1784		Pillbox		20th century
2290		N.E.R, Pontop and South Shields Branch		19th century
2303		Down Hill, Quarry		19th century
2304		Down Hill, Tannery		19th century
2305		Down Hill, Quarry		19th century
2306		Down Hill, Lime Kiln		18th/19th century
2307		Robinson's Quarry		19th century
2308		West Boldon, Quarry		19th century
2309		lime kilns		19th century
2310		West Boldon, Quarry		19th century
2311		Boldon Station		19th century
2312		Boldon quarry		19th century
2313		N.E.R, Newton Garths Branch		19th century
2315		Gateshead to Monkwearmouth Road		19th century
2567		Boldon Colliery		19th century
2568		West Boldon, Reservoir		19th century
2570		West Boldon, Brickworks		19th century
2571		West Boldon, Quarry		19th century
5070		West Boldon, skeleton		17th century?
5091		Boldon Colliery, ridge and furrow		medieval?
5189		West Boldon church, reused Roman stones		Roman
5425		Boldon, pillbox		20th century
5459		West Boldon, Ascot House, wells		19th century
5850		West Boldon, WW2 road block		20th century
5852		Prisoner of War Camp		20th century
8040	LB 1025226	West Boldon Hall	II*	18th century
8044	LB	West Boldon, walls and gate piers	II	uncertain
8050	LB	Downhill Farm, lodge cottage	II	18th century
8058	LB 1185551	West Boldon, Nos 1-5 Harton View, Mansion House	II	18th/19th century
8061	LB 1185725	West Boldon, doorway to south of Rectory Green	II	18th century
8063	LB 1185751	West Boldon, tomb of W. Wilson	II	19th century
8150	LB 1299610	West Boldon Hall, walls gates and gate piers	II	19th century?
8164	LB 1355079	Downhill House	II	18th century
8370	LB 1355078	Downhill Farm, barn and gin-gang	II	18th/19th century
8509		Aysgarth House		19th century
8512		Western Terrace		19th century
8676		West Boldon, Folly House		19th century?
8678		West Boldon, level crossing		19th century
8679		West Boldon, rectory		18th century

PRN	Designation	Description	Grade	Date
9600		Boldon Colliery, Dunelm House		19th century
9603		Boldon Colliery, Queens Head PH		19th century
9604	LL	Boldon Colliery, Hubert Lane, drinking fountain		19th century
9605	LL	Boldon Palace Cinema		20th century
9621	LL	Boldon Golf Club		20th century
9622		East Boldon, Dipe Lane, Shotley Grove		19th century
9623	LL	West Boldon, Hall Green Farm		19th century
9631		27 and 29 Rectory Bank		19th century
9632		Osborne House		19th century
9633		Bank House		18th century
9634		West Boldon cemetery		19th century
9635	LL	West Boldon, walls and railings		19th century
9636		West Boldon, Wayside		19th century
9640	LL	Mount Pleasant Farm		19th century
9733		Boldon Colliery Village		19th century
10889		Civil War skirmish		17th century
11019	LL	Sandfield and High Cross		19th century
11449		West Boldon Conservation Area		
11450		Glebe Farm		20th century
11451		Glebe Farm Cottages		20th century
11452		Ashby Villas		20th century
11453		Rectory Terrace		19th century
11454		Red Lion PH		20th century
11455		Belvedere		20th century
11456		Don Villa		20th century
11457		parish hall		20th century
11458		19 to 25 Rectory Bank		20th century
11459		Black Horse PH		19th century
11460		Wheatsheaf PH		19th century
11461		St Nicholas Road		18th century
11462		Hill Top House		18th century
11463		1 and 2 Gateshead Terrace		20th century
11464		Harpers Buildings		18th century
11465		1 and 2 The Folly		19th century
11466		5 The Folly		19th century
11467		Avery Cottage		19th century
11468		Hillside and Grosmont		19th century
11469		post office		19th century
11470		Browns Buildings		19th century
11686		ridge and furrow		medieval?
11731		ridge and furrow		post-medieval
11733		ridge and furrow		medieval
11735		aircraft obstruction		20th century
11754		quarry		20th century
11864		East Boldon Conservation Area		
13369	LL	post box		19th century
13572		effigies of priests		14th century
15242		cemetery chapel		19th century
15243	LL	boundary wall to rectory green		19th century
15328		font		13th century
15777		Independent Methodist Church		19th century
16740		Wesleyan Methodist Chapel		19th century
16741		Well		19th century
17545		Neolithic stone axe		Neolithic
	LB 1025231	Walls and gate piers to St. Nicholas Church	II	post-medieval

Previous archaeological interventions

PRN	Description
1990/24	Desk-based assessment: Fellgate
1996/34	Desk-based assessment: St Nicholas Church
1998/55	Building recording: St Nicholas' Church
2004/55	Building recording: St Nicholas Churchyard Walls
2006/122	Building recording: Dunelm House, Boldon Colliery
2006/148	Desk-based assessment: The Folly, West Boldon
2006/29	Desk-based assessment: Hall Green Farm, West Boldon
2006/61	Evaluation: Hall Green Farm, West Boldon
2007/26	Watching brief: Hall Green Farm, West Boldon
2007/28	Watching brief:A19 Junction Improvement
2008/166	Building recording: Downhill House
2008/199	Desk-based assessment: West Boldon Substation
2010/17	Building recording: Downhill House, West Boldon
2010/46	Watching brief: St. Nicholas, West Boldon
2010/61	Desk-based assessment: Former Springfield Cars, Addison Rd
2016/168	Evaluation: Springwell Cars, West Boldon



Photograph 1: The proposed development area from the south-east corner, looking south-west



Photograph 2: The proposed development area from the south-east corner, looking north-west



Photograph 3: The northern side of the proposed development area from the north-east corner, looking west



Photograph 4: View of the proposed development area from the west, looking north-east



Photograph 5: View of the proposed development area from the west, with the spire of St. Nicholas Church in the centre skyline, looking east

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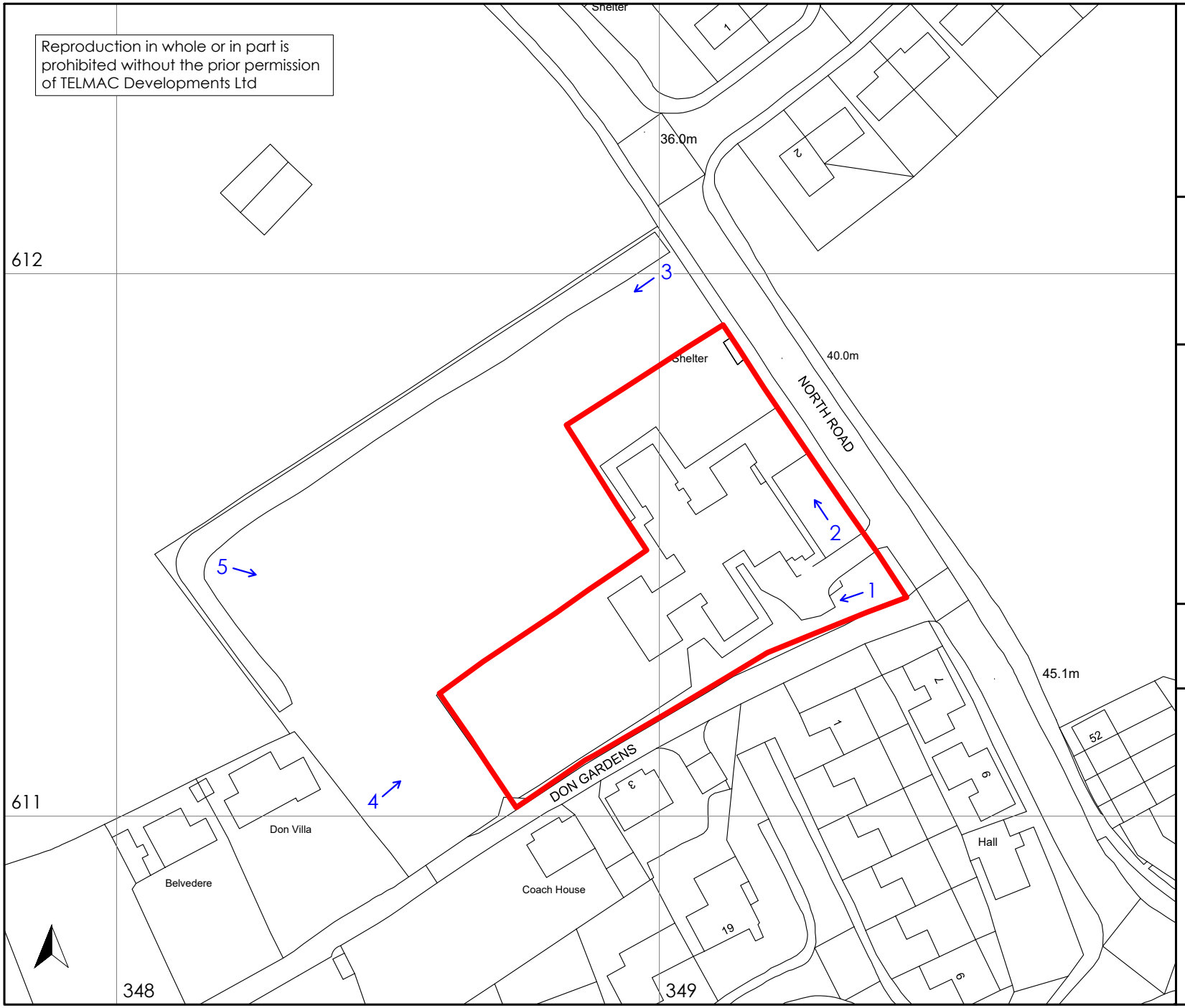
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Figure 1: Site location and Historic Environment Record

0 500m
scale 1:12 500 for A3 plot

- site boundary
- HER site
- evaluation
- listed building
- conservation area
- assessment
- watching brief
- building recording
- villages

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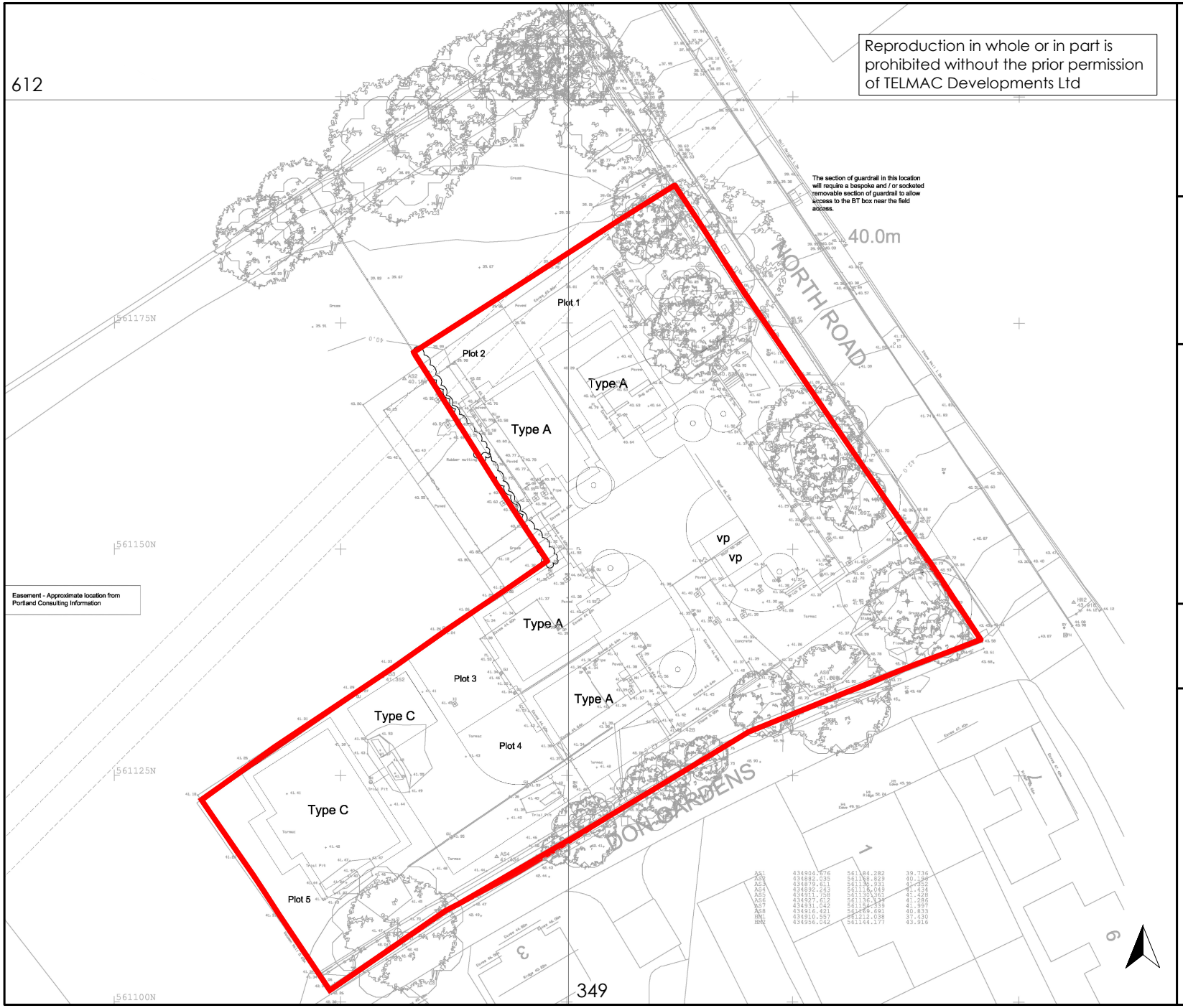
Figure 2: Site as existing

0 50m
scale 1:1000 for A4 plot

site location

4 photograph

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Figure 3: Proposed development

0 30m
scale 1:600 for A4 plot

site location



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Figure 4: LiDAR data

0 150m
scale 1:3000 for A4 plot

site location



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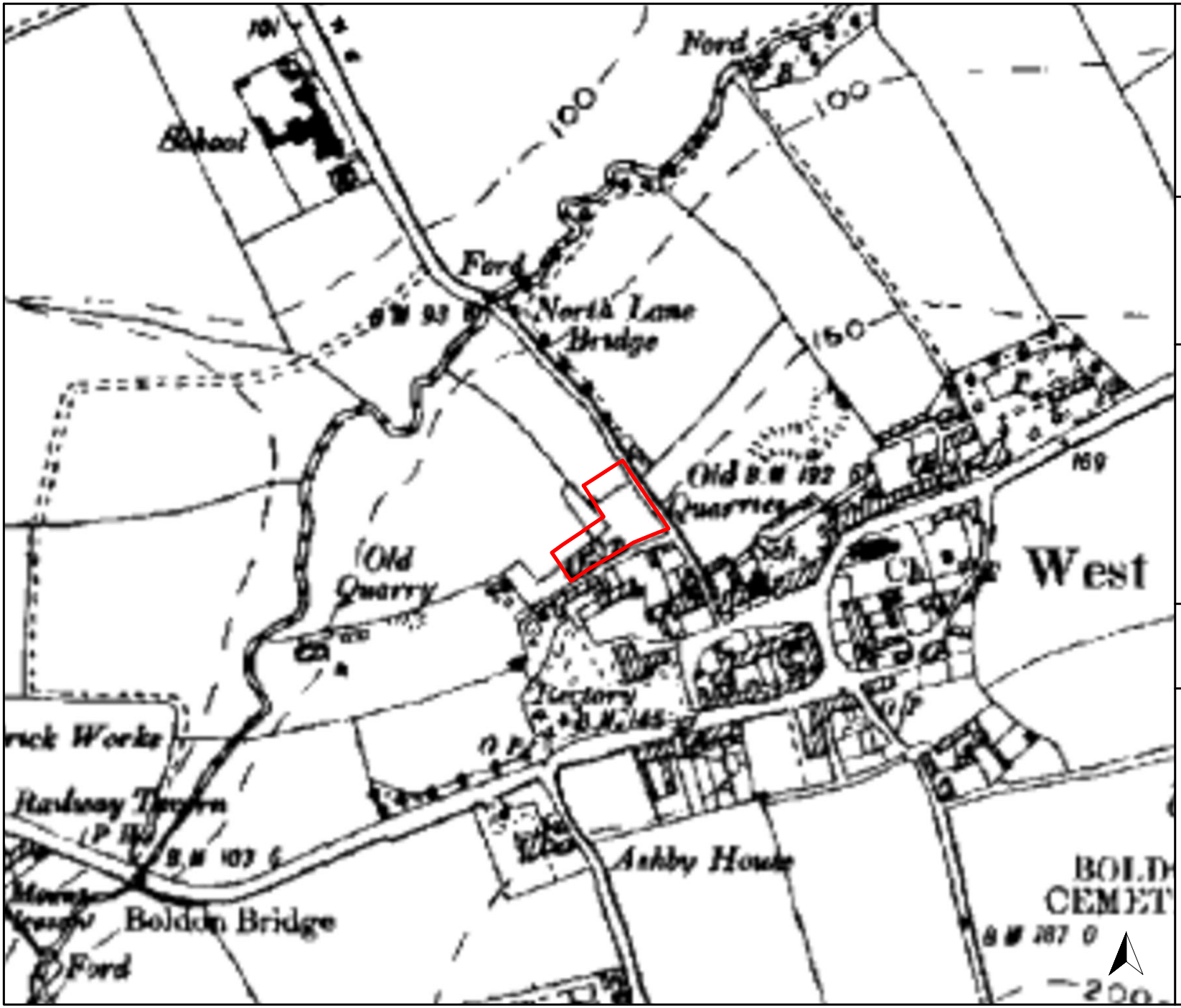
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Figure 5: Extract from the 1st edition Ordnance Survey map, 1862

0 200m
scale 1:4000 for A4 plot

site location



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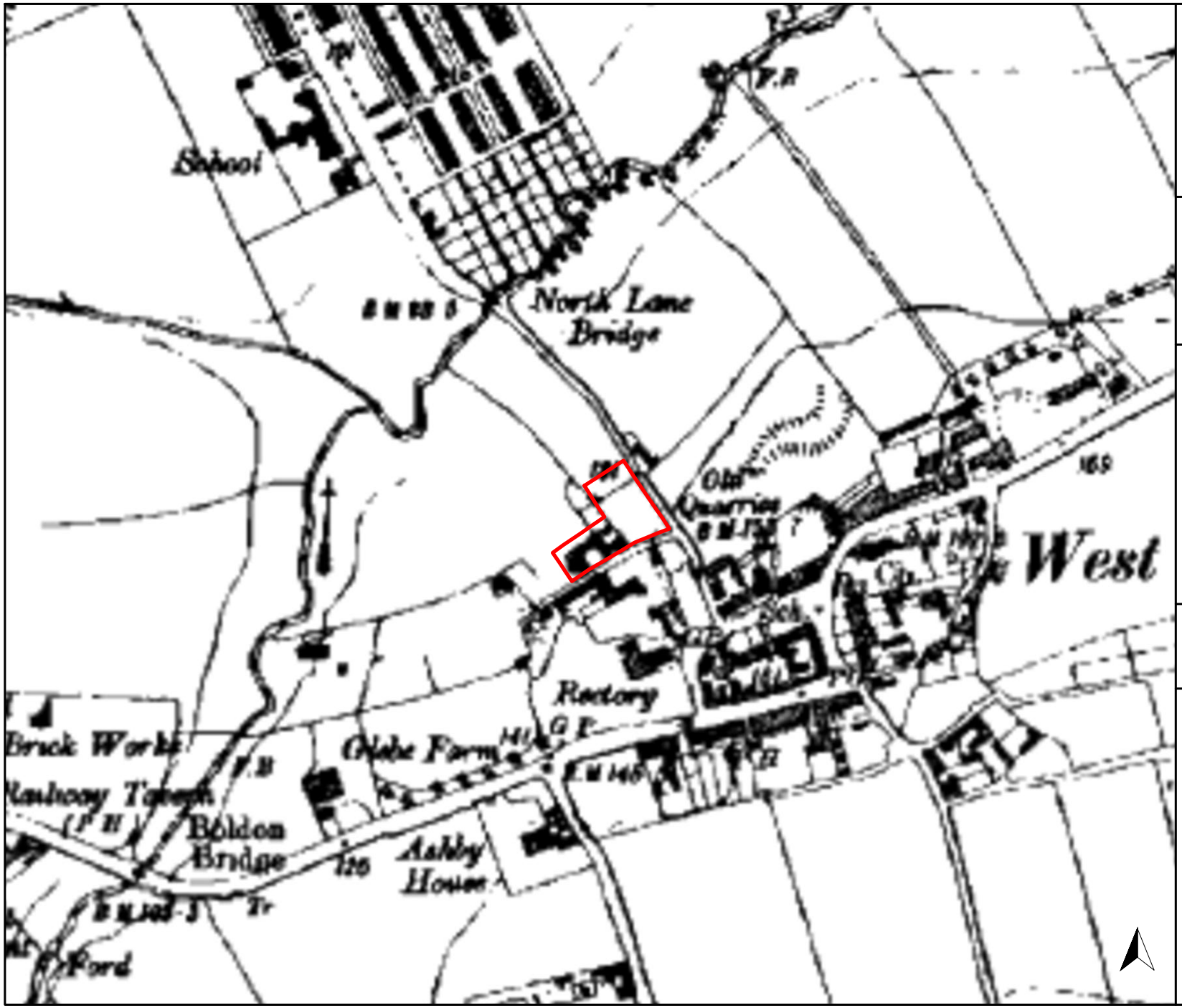
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Figure 6: Extract from the 2nd edition Ordnance Survey map, 1898

0 200m
scale 1:4000 for A4 plot

site location



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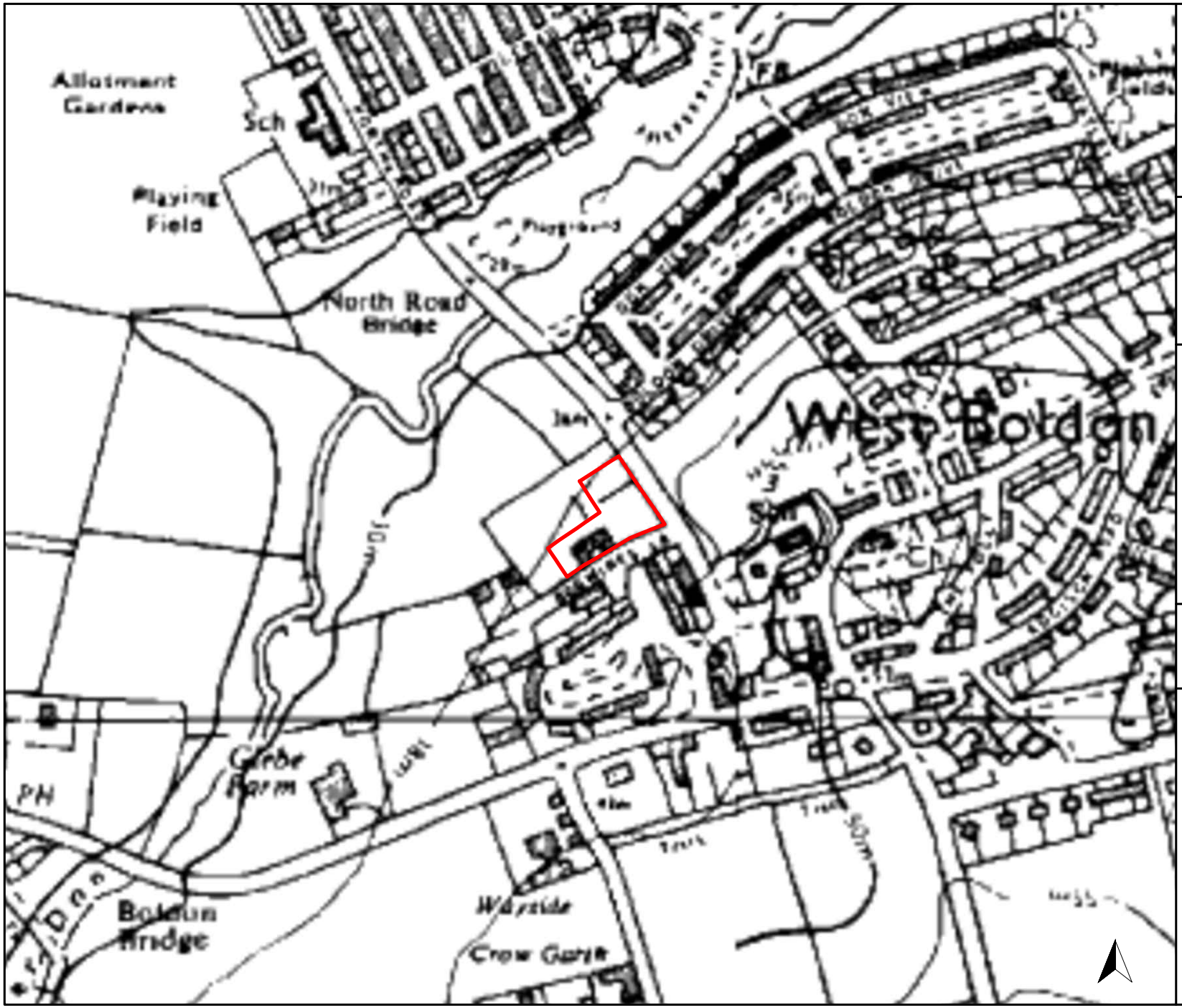
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Figure 7: Extract from the 3rd edition Ordnance Survey map, 1921

0 200m
scale 1:4000 for A4 plot

site location



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Figure 8: Extract from the 1970s edition Ordnance Survey map

0 200m
scale 1:4000 for A4 plot

site location